

MINUTES  
PLANNING BOARD  
TOWN OF TRURO  
March 1, 2005

The Planning Board held a meeting at the Town Hall on March 1, 2005 at 7:00 p.m.

Members present were: N. Brown (chair), W. Worthington, C. Hartman, K. Snow, T. Franklin, W. Golden and A. Chaplin.

Also present: Dick Lay of Slade Associates, John Sanguinet, Brenda Boleyn and Norm Edinberg.

**1. MINUTES OF FEBRUARY 22, 2005**

C. Hartman made a motion to accept the minutes of February 22, 2005, as written; motion seconded by T. Franklin and unanimously passed (7-0).

**2. CONTINUATION OF HEARING ON PRELIMINARY SUBDIVISION - CZYOSKI / A & B REALTY TRUST - ASSESS MAP 39, PCLS 75 & 76 - OFF SAWYER GROVE ROAD - PLAN #2003-144**

K. Snow made a motion to continue the hearing at the request of the applicant until March 29 at 7:15 p.m.; motion seconded by C. Hartman and unanimously passed (7-0).

**3. HEARING ON DEFINITIVE SUBDIVISION OF ROTHSCHILD - LILY LANE OFF CASTLE ROAD - ASSESS MAP 43, PCLS 55 & 56 AND MAP 46, PCL 1 & 5 - CONTINUATION**

Dick Lay appeared for applicant. Plan is for 8 new lots in a residential subdivision.

Mr. Lay was requesting waivers from site plan review. The lots will not be built on by the developer but will be sold. C. Hartman said he believed the Board needs to see plans for siting, landscaping and lighting. Mr. Franklin said that each house to be built on the lots will need to have site plan review. K. Snow agreed with them and would also like to see a complete topographic plan. Mr. Lay wanted waivers on all but items #9, 10, 14, 16 and 18. C. Hartman made a motion to reject the application for waivers and applicant should come back before the Board with new request; motion seconded by W. Golden and passed (6-1).

**4. JOHN SNOW PLAN**

Mr. Lay presented the above previously approved plan for signatures.

Mr. Chaplin noted that the association agreement does not include road maintenance provision. Mr. Lay will return with amended version.

**5. FRONTAGE BYLAW**

Discussion held. C. Hartman asked the Board to place this discussion on the

agenda for March 8. A. Chaplin made a motion to put place saver on Warrant for this Article; motion seconded by T. Franklin and unanimously passed (7-0).

#### 6. AREA & HEIGHT REGULATION BYLAW.

Mr. Worthington presented the proposed wording for the above bylaw.

A. Chaplin made a motion to approve the revised Article 50.1 to insert footnote 8 and change the word “consonant” in the Comment to “consistent”; motion seconded by K. Snow and unanimously passed (7-0).

#### 7. WIND GENERATOR BYLAW

A. Chaplin made a motion to continue discussion on the main part of this bylaw until March 15; motion seconded by C. Hartman and unanimously passed (7-0).

C. Hartman made a motion to accept the removal of definitions regarding wind generators as presented subject to approval of the main part of the bylaw; motion seconded by A. Chaplin and unanimously passed.

W. Worthington made a motion to defer discussion of the portion of the bylaw regarding the addition of new definitions until March 15; motion seconded by A. Chaplin and unanimously passed (7-0).

Note: T. Franklin, W. Worthington and N. Brown will not be at March 8 meeting.

#### 8. LETTER FROM TOWN COUNSEL REGARDING PROPOSED AMENDMENT TO SUBDIVISION REGULATIONS DATED FEBRUARY 28, 2005

N. Brown asked that discussion on this be postponed until March 8.

K. Snow said she would prefer discussion be held tonight when full Board is present. C. Hartman suggested having an informal discussion to get the opinions of the members who will be absent next week. When asked, John Sanguinet said the Board could lawfully discuss because the subject came under the heading of “old business”. W. Worthington suggested discussion be held tonight and placed on next week’s agenda. A. Chaplin said he felt the Board had to be extremely careful to hold discussion when any interested parties could be present.

C. Hartman made a motion to postpone discussion of this amendment to April 5; motion seconded by A. Chaplin and passed (6-1).

#### 9. WARRANT ARTICLE FOR FUNDS FOR CONSULTANT FOR NORTH TRURO BUSINESS DISTRICT.

N. Edinberg said he had located a source of funds to assist in this matter.

W. Worthington made a motion to place a place saver on the Town Meeting Warrant requesting funds to hire a consultant for the North Truro Business

District; motion seconded by C. Hartman and unanimously passed (7-0).

W. Worthington made a motion to adjourn; motion seconded by A. Chaplin and unanimously passed.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joan Moriarty